

# 2013 Shelby County Property Tax Report with Comparison to 2012

Legislative Services Agency

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## This report describes property tax changes in Shelby County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Shelby County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-2.6%	\$36,511,295	\$2,091,468,246	4.2%
Change		-4.2%	-1.3%	
2012	1.3%	\$38,100,333	\$2,119,798,712	3.1%

## Comparable Homestead Property Tax Changes in Shelby County

The total tax bill for all taxpayers in Shelby County decreased by 2.6% in 2013. The reason was a 4.2% decrease in the property tax levy. In this reassessment year, certified net assessed value fell by 1.3%. Despite the decrease in overall tax bills, more taxpayers qualified for tax cap credits because of tax rate increases in several big taxing districts. Tax cap credits as a percent of the levy increased from 3.1% in 2012 to 4.2% in 2013.

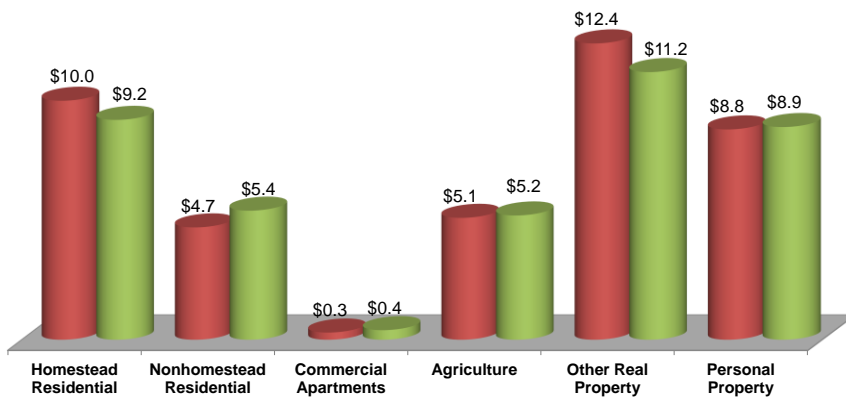
Shelby County homeowners experienced a 5.2% decrease in property tax bills in 2013. This was due to a decrease in property tax rates and a decline in net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	4,650	41.3%
No Change	189	1.7%
Lower Tax Bill	6,431	57.1%
<b>Average Change in Tax Bill</b>	<b>-5.2%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	1,007	8.9%
10% to 19%	1,070	9.5%
1% to 9%	2,573	22.8%
-1% to 1%	189	1.7%
-1% to -9%	2,773	24.6%
-10% to -19%	2,065	18.3%
-20% or More	1,593	14.1%
<b>Total</b>	<b>11,270</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

### Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$41.3 ■ 2013 - Total \$40.3



In Shelby County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes decreased 2.6%, compared to an average 2.1% increase statewide. Commercial apartments saw the biggest percentage increase, while business real net taxes decreased by the largest percentage.

Property tax rates decreased in 17 of 25 Shelby County tax districts in 2013. The average tax rate fell by 2.9% because a levy decrease exceeded a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

Shelby County decreased by 4.2%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Shelby County are included in a later table.

The total levies of all government units in

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,536,352,456	\$1,477,590,060	-3.8%	\$648,759,181	\$629,031,670	-3.0%
Other Residential	298,370,300	363,991,450	22.0%	295,871,972	360,023,915	21.7%
Ag Business/Land	410,203,299	446,448,210	8.8%	408,419,143	444,435,977	8.8%
Business Real/Personal	1,119,433,874	1,059,766,449	-5.3%	965,212,065	922,268,560	-4.4%
<b>Total</b>	<b>\$3,364,359,929</b>	<b>\$3,347,796,169</b>	<b>-0.5%</b>	<b>\$2,318,262,361</b>	<b>\$2,355,760,122</b>	<b>1.6%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Shelby County's total billed net assessed value increased by 1.6% in 2013. Increases in other residential and agricultural assessments more than offset decreases in business and homestead assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
<b>1%</b>	\$420,114	\$433,337	\$13,223	3.1%
<b>2%</b>	848,653	1,224,291	375,638	44.3%
<b>3%</b>	3,630	3,041	-589	-16.2%
<b>Elderly</b>	25,869	37,003	11,134	43.0%
<b>Total</b>	\$1,298,265	\$1,697,673	\$399,407	30.8%
<b>% of Levy</b>	3.1%	4.2%		

Total tax cap credits in Shelby County were \$1.7 million, which was 4.2% of the levy. This was equal to the median or typical county percentage statewide, but less than the state average of 10.9%. Tax rates were the main determinant of tax cap credits, but Shelby County's average tax rate was less than the median rate

statewide. Tax cap credits as a share of the levy were at the state median, however, because a large amount of property in the 2% category was located in districts with tax rates well above \$2 per \$100 assessed value. Most of the tax cap credits in Shelby County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Shelby County increased \$399,407 between 2012 and 2013. Credits as a share of the total levy rose to 4.2% in 2013 from 3.1% in 2012.

### Shelby County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<b>County Total</b>	<b>36,149,027</b>	<b>38,740,330</b>	<b>37,368,708</b>	<b>38,100,333</b>	<b>36,511,295</b>	<b>7.2%</b>	<b>-3.5%</b>	<b>2.0%</b>	<b>-4.2%</b>
Shelby County	6,772,367	6,654,428	6,662,771	7,171,278	6,621,589	-1.7%	0.1%	7.6%	-7.7%
Addison Township	73,899	91,940	76,573	79,301	79,687	24.4%	-16.7%	3.6%	0.5%
Brandywine Township	91,181	86,243	79,644	102,779	110,248	-5.4%	-7.7%	29.0%	7.3%
Hanover Township	62,524	63,112	64,114	65,298	65,767	0.9%	1.6%	1.8%	0.7%
Hendricks Township	20,314	20,870	21,335	22,122	22,245	2.7%	2.2%	3.7%	0.6%
Jackson Township	18,273	18,862	19,326	19,146	18,732	3.2%	2.5%	-0.9%	-2.2%
Liberty Township	19,865	20,810	21,441	22,233	22,487	4.8%	3.0%	3.7%	1.1%
Marion Township	36,341	37,507	34,202	34,122	35,198	3.2%	-8.8%	-0.2%	3.2%
Moral Township	167,060	159,901	180,630	256,803	169,501	-4.3%	13.0%	42.2%	-34.0%
Noble Township	29,965	30,702	29,145	32,002	32,389	2.5%	-5.1%	9.8%	1.2%
Shelby Township	61,026	61,836	53,409	53,368	65,529	1.3%	-13.6%	-0.1%	22.8%
Sugar Creek Township	35,834	57,896	64,392	77,223	62,511	61.6%	11.2%	19.9%	-19.1%
Union Township	26,932	24,735	24,723	26,632	26,761	-8.2%	0.0%	7.7%	0.5%
Van Buren Township	55,343	56,455	53,975	47,800	60,941	2.0%	-4.4%	-11.4%	27.5%
Washington Township	26,053	26,922	26,336	26,629	26,548	3.3%	-2.2%	1.1%	-0.3%
Shelbyville Civil City	8,704,942	9,007,881	9,077,918	9,774,512	9,676,745	3.5%	0.8%	7.7%	-1.0%
St. Paul Civil Town	18,761	18,428	17,052	20,334	20,517	-1.8%	-7.5%	19.2%	0.9%
Edinburgh Civil Town	92,794	139,685	182,291	181,905	164,377	50.5%	30.5%	-0.2%	-9.6%
Morristown Civil Town	258,848	264,885	280,287	298,470	285,791	2.3%	5.8%	6.5%	-4.2%
Fairland Civil Town	0	38,999	31,788	32,504	32,691		-18.5%	2.3%	0.6%
Decatur County Community School Corp	16,373	17,263	20,482	15,708	16,975	5.4%	18.6%	-23.3%	8.1%
Shelby Eastern School Corp	4,916,427	4,898,506	4,408,304	4,042,785	4,119,661	-0.4%	-10.0%	-8.3%	1.9%
Northwestern Consolidated School Corp	2,708,987	3,032,716	2,970,757	3,381,000	2,553,358	12.0%	-2.0%	13.8%	-24.5%
Southwestern Cons Shelby Cnty School Corp	1,888,528	1,877,966	1,865,097	1,751,408	1,399,533	-0.6%	-0.7%	-6.1%	-20.1%
Shelbyville Central School Corp	9,328,047	11,288,721	10,338,542	9,774,286	10,064,403	21.0%	-8.4%	-5.5%	3.0%
Shelby County Public Library	559,616	579,546	596,882	625,341	616,983	3.6%	3.0%	4.8%	-1.3%
Shelby County Solid Waste Mgmt Dist	158,727	163,515	167,292	165,344	140,128	3.0%	2.3%	-1.2%	-15.3%
Morristown Redevelopment Commission	0	0	0	0	0				
Shelbyville Redevelopment Commission	0	0	0	0	0				

# Shelby County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
73001	Addison Township	1.4662	--	--	--	--	--	--	1.4662
73002	Shelbyville City-Addison Twp	2.6335	--	--	--	--	--	--	2.6335
73004	Brandywine Township	1.0684	--	--	--	--	--	--	1.0684
73005	Shelbyville City-Brandywine Twp	2.1671	--	--	--	--	--	--	2.1671
73007	Hanover Township	1.3082	--	--	--	--	--	--	1.3082
73008	Morristown Town	1.7606	--	--	--	--	--	--	1.7606
73009	Hendricks Township	0.9379	--	--	--	--	--	--	0.9379
73010	Jackson Township	0.9283	--	--	--	--	--	--	0.9283
73011	Liberty Township	1.2567	--	--	--	--	--	--	1.2567
73012	Marion Township	1.4720	--	--	--	--	--	--	1.4720
73013	Moral Township	1.0380	--	--	--	--	--	--	1.0380
73014	Noble Township	1.2703	--	--	--	--	--	--	1.2703
73015	St Paul Town-Decatur Co School	1.3692	--	--	--	--	--	--	1.3692
73016	Shelby Township-East	1.3007	--	--	--	--	--	--	1.3007
73017	Shelby Township-West	1.4993	--	--	--	--	--	--	1.4993
73018	Sugar Creek Township	1.0317	--	--	--	--	--	--	1.0317
73019	Union Township	1.2681	--	--	--	--	--	--	1.2681
73020	Van Buren Township	1.3063	--	--	--	--	--	--	1.3063
73021	Washington Township	0.9468	--	--	--	--	--	--	0.9468
73022	St Paul Town-Shelby Eastern School	1.6733	--	--	--	--	--	--	1.6733
73023	Shelbyville Shelby West	2.6437	--	--	--	--	--	--	2.6437
73024	Shelbyville City-Marion Township	2.6399	--	--	--	--	--	--	2.6399
73025	Edinburg Town-Jackson Township	3.1895	--	--	--	--	--	--	3.1895
73026	Shelbyville Shelby East	2.4451	--	--	--	--	--	--	2.4451
73027	Fairland Town	1.4617	--	--	--	--	--	--	1.4617

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Shelby County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	433,337	1,223,997	3,041	37,003	1,697,378	36,511,295	4.6%
<i>TIF Total</i>	0	295	0	0	295	4,349,050	0.0%
<i>County Total</i>	433,337	1,224,291	3,041	37,003	1,697,673	40,860,345	4.2%
Shelby County	52,748	146,555	302	6,053	205,658	6,621,589	3.1%
Addison Township	674	2,651	0	82	3,406	79,687	4.3%
Brandywine Township	19	4	0	48	71	110,248	0.1%
Hanover Township	98	0	0	57	155	65,767	0.2%
Hendricks Township	0	0	0	11	11	22,245	0.0%
Jackson Township	131	91	10	20	252	18,732	1.3%
Liberty Township	0	0	0	25	25	22,487	0.1%
Marion Township	273	326	0	6	605	35,198	1.7%
Moral Township	135	0	0	122	258	169,501	0.2%
Noble Township	0	0	0	5	5	32,389	0.0%
Shelby Township	202	7	0	72	281	65,529	0.4%
Sugar Creek Township	0	0	0	9	9	62,511	0.0%
Union Township	0	0	0	3	3	26,761	0.0%
Van Buren Township	256	0	0	64	320	60,941	0.5%
Washington Township	0	0	0	27	27	26,548	0.1%
Shelbyville Civil City	171,263	545,078	0	11,452	727,793	9,676,745	7.5%
St. Paul Civil Town	0	0	0	13	13	20,517	0.1%
Edinburgh Civil Town	28,922	20,022	2,164	0	51,109	164,377	31.1%
Morristown Civil Town	2,914	0	0	293	3,207	285,791	1.1%
Fairland Civil Town	0	0	0	455	455	32,691	1.4%
Decatur County Community School Corp	0	0	0	17	17	16,975	0.1%
Shelby Eastern School Corp	8,354	128	0	2,919	11,400	4,119,661	0.3%
Northwestern Consolidated School Corp	982	128	0	1,554	2,664	2,553,358	0.1%
Southwestern Cons Shelby Cnty School Corp	7,092	4,910	531	1,193	13,726	1,399,533	1.0%
Shelbyville Central School Corp	153,244	487,340	0	11,812	652,396	10,064,403	6.5%
Shelby County Public Library	4,915	13,656	28	564	19,163	616,983	3.1%
Shelby County Solid Waste Mgmt Dist	1,116	3,101	6	128	4,352	140,128	3.1%
Morristown Redevelopment Commission	0	0	0	0	0	0	
Shelbyville Redevelopment Commission	0	0	0	0	0	0	
TIF - Shelbyville Addison 002	0	29	0	0	29	2,119,238	0.0%
TIF - Shelbyville Brandywine 004	0	266	0	0	266	1,709,237	0.0%
TIF - Morristown 008	0	0	0	0	0	520,574	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.